40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE
31st DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

Instr:200004060034864 Page: 1 OF 3
REC'D FOR REC 04/06/2000 12:57:25PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $318.20

THIS INSTRUMENT WAS PREPARED BY
My Commission Expires July 26, 2003
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Jefferson, II (NAME)	Milestone Mortgage Services (NAME)	MAP 083 02 0
307 Chapel Avenue (ADDRESS)	2510 Edinburgh St. (ADDRESS)	PARCEL 159
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronnie S. Kelley and wife, Wanda J. Williams Kelley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Jefferson, II

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Wanda J. Williams Kelley joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Ronnie S. Kelley.

unimproved ( )
This is improved (X) property, known as 307 Chapel Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March, 2000

RK ~~Buyers Solutions, Inc.~~

~~By:~~

Ronnie S. Kelley

Wanda J. Williams Kelley By Ronnie Kelley ATTY IN FACT

Wanda J. Williams Kelley by Ronnie Kelley Attorney IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie S. Kelley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 31st day of March, 2000.

Commission expires 7/26/2003

Notary Public

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Ronnie S. Kelley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wanda J. Williams Kelley, and who acknowledged that he executed the same as the free act and deed of Wanda J. Williams Kelley.

Witness my hand and official seal this 31st day of March, 2000.

Notary Public

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/2003

My Commission Expires July 26, 2003

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block "B" on the Plan of the Subdivision of The Weakley Place, as of record in Book 161, page 131, Register's Office for said County, being parts of Lot Nos. 2 and 3 on the unrecorded subdivision of said Lot No. 12, described according to a survey made by W. B. Southgate, Surveyor, April 24, 1937, as follows:

Beginning on the westerly margin of Chapel Avenue, at a point 119 feet 2 inches south of the southerly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to H. L. Vantrease and wife, by deed from Alethia Beasley and husband of record in Book 1005, page 570, said Register's Office; thence with the westerly margin of said Avenue, southwardly 72 feet 4 inches to the northeast corner of the property conveyed to Mayme M. Dyche by deed from The Myers Y. Cooper Company of record in Book 1217, page 210, said Register's Office; thence with the northerly line of said Dyche property westwardly 200 feet to a post; thence northwardly 45 feet 2 inches to the southwest corner of said Vantrease property; thence with the southerly line of same as follows:

Eastwardly 128 feet 10 inches to the dividing line between said Lots Nos. 2 and 3 on the unrecorded plan at a point 68 feet 3 inches west of the westerly margin of Chapel Avenue, as measured along said dividing line; thence southwardly parallel with Chapel Avenue 7 feet; thence eastwardly 22 feet 6 inches to the dividing line between said Lots Nos. 2 and 3, at a point 45 feet west of the westerly margin of Chapel Avenue as measured along said dividing line, continuing in an easterly direction 42 feet 6 inches in all 65 feet to the beginning.

Being the same property conveyed to Ronnie S. Kelley by deed from William I. Beaty and wife, Dorothy D. Beaty, of record in Book 11702, page 574, said Register's Office.